

Identification of Area 19

Name or Designation:

Ballard, Fremont, Green Lake

Boundaries:

North--North 95th Street from Puget Sound east to Stone Avenue N

East---Stone Avenue N from NE 95th Street south to NE 50th Street, west to
Woodland Park Avenue N, south to N 39th Street where Woodland Park
Avenue N becomes Albion Place N, continuing south to the Lake Washington
Ship Canal

South--The Ship Canal to Phinney Avenue N.

North --Phinney Avenue N to NW 60th Street

West---NW 60th Street to 15th Avenue NW

South--15th Avenue NW to the Ship Canal

Northwest through Salmon Bay to Shilshole Bay

West---Puget Sound from Shilshole Bay north to N 95th Street

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 19 is comprised of four neighborhoods located in Northwest Seattle. They are older, established neighborhoods with a mix of residential, commercial and industrial properties. The area's affordability has created a demand for transition observed through the demolition of existing residential, commercial and industrial improvements and subsequent construction of new mixed-use buildings, multi-family dwellings and commercial structures.

Physical Inspection Area:

The physically inspected neighborhood was 19-40. This sub-area includes the Greenwood, Phinney/Woodland Park and Aurora Avenue N commercial districts. The neighborhood is bound on the north by N. 95th Street, the south by the NW 50th Street, the west by Greenwood Avenue N, and the East by Green Lake and Stone Avenue N.

Area 19 is comprised of the following four neighborhoods:

Ballard (19-10) The majority of the commercial properties in this sub-neighborhood are located on or near 15th Avenue NW or NW Market Street. Developers are maximizing density limits via new mixed use and multi family construction. This area is a mix of office buildings, grocery store chains, warehouse/industrial buildings, restaurants, auto repair shops, pet stores, video stores and other small businesses. Historic Ballard has become a popular locale and some rehabilitation of the older buildings has been occurring with the consequent infusion of new restaurants, studios and retail businesses. Ballard attractions include the Ballard Locks (officially the Hiram M. Chittenden Locks) and the Carl S. English Junior Botanical Gardens. The City of Seattle has acquired property on the NW corner of 22nd Avenue West and 57th Street in order to develop a park, neighborhood service center and the new Ballard Library scheduled for completion in 2005. The Swedish Medical Center/Ballard and surrounding clinics are also situated in this neighborhood.

Fremont (19-30) This sub-neighborhood is a mix of restaurants, galleries, studios, retail shops and older mixed-use properties. It is an area in transition. Redevelopment and relocation of some of the landmark properties has occurred. A 257,000 square foot mix use building located on N 34th and Fremont Avenue N with 130 residential units and 38,000 square feet of commercial space was completed in the summer of 2003. The Red Door Tavern now located one block N was previously located on this site. Single family homes on L2 and L3 zoned land are being demolished and replaced with condominium and common walled townhouses to maximize the allowable housing densities. This neighborhood is renowned for the Fremont Bridge which accommodates boats in the ship canal and approximately 35,000 cars and trucks daily. The commercial core is located one block from the Fremont Bridge at the intersection of N 35th Street and Fremont Place N.

Greenwood/Green Lake (19-40) This sub-neighborhood includes the Greenwood, Phinney/Woodland Park and Aurora Avenue N commercial districts. The Woodland Park Zoo, located in this neighborhood, welcomed over one million visitors in 2003. This area is a mix of office buildings, grocery store chains, warehouse/industrial buildings, retail stores, restaurants, auto repair shops, galleries and older mixed-use properties. Development has been on the rise in recent years. Developers are maximizing density allowances. Greenwoods commercial district overlaps with Phinney Ridge and the two communities do much of the neighborhood planning together. Two new mixed-use condominium projects on Phinney Ridge and a low income housing project on NW 85th Street completed construction in 2003. The Omelette House Restaurant on the SW corner of 61st and Phinney Avenue N has been demolished and construction of a new 4 story multifamily mix-use building with restaurant and commercial space is currently under construction. The Greenwood Library located on the SE corner of 81st and Greenwood Avenue N is being replaced with a new library scheduled completion is in 2004. The Greenwood Park located at 87th and Evanston Avenue N was completed in the summer of 2003. New construction of a mix-use commercial/residential building is planned for the SW corner of NW 85th and Dayton Avenue N. The Greenwood town center master plan gained widespread support in 2003.

The City of Seattle will continue to work with the community representatives to implement the plan as Fred Meyers and the Greenwood shopping center on NW 85th Street negotiate their long-term plans. Town center master plan discussions have included a central plaza with a pedestrian friendly walkway that would link major business tenants and attract small shops as well as innovative housing projects.

Crown Hill/North Ballard (19-50) The majority of commercial properties in this sub-neighborhood are located on 15th Ave. NW from NW 60th St. north to Holman Road. In recent years there has been a shift in housing from NW Market Street to NW 65th Street, due to commercial and mix-use development. The majority of commercial properties in this area are retail stores. This neighborhood of Ballard is known for the Shilshole Marina, Golden Gardens Park, waterfront restaurants and the Nordic Heritage Museum.

Preliminary Ratio Analysis:

A Preliminary Ratio Study of the sales of improved parcels was completed prior to the application of the 2004 recommended values. This study benchmarks the current assessment level and uniformity statistics using the 2003 posted values. The study was repeated after application of the 2004 recommended values. The results, which are included in the validation section of this report, show an improvement in the COV from 11.70% to 5.59%.

Scope of Data

Land Value Data:

Vacant sales from 1/2001 through 1/2004 (at a minimum) were given primary consideration for valuing land. Sales were all verified as good and coded as 02 in the Assessor's records. Multi-parcel sales were also considered after combining the assessed values of all parcels involved in the sale.

Improved Parcel Total Value Data:

Improved sales from 1/2001 through 3/2004 (at a minimum) were given the most consideration for establishing total values. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" section of this report.

Land Value

Land Sales, Analysis, Conclusions:

All parcels in area 19 are located within the City of Seattle and various zoning designations are represented. Vacant land sales recorded between January 2001 and December 2003 were considered to be most representative of the current market. There were 19 land sales available to be used in the ratio calculation. Information from an additional 54 transactions involving parcels that reside in the residential system were taken into account during the land valuation process. Sales prices tended to increase near the neighborhood centers (Fremont, Ballard, Greenwood, Phinney Ridge) and decrease when the proximity is close to Aurora Avenue N. In general, sales that occurred in 2001 garnered a lower price per square foot than those closed in 2003. Most of these parcels were improved at the time of sale and the structures then demolished to allow the land to be developed at its current highest and best use. The most prevalent activity appears to be with L2 and L3 zoned parcels. Builders are maximizing the density potential of these multi-family zoned parcels through the construction of new common wall housing and multi-family dwellings offered for purchase or lease. No dissimilarity in sales price per square foot between L2 and L3 zoned land has been observed. Fewer land sales occurred in 2003 but the sales price per square foot sustained or superceded previous levels. A transition of industrial zoned land being developed to a commercial use is occurring in this area. The request to rezone some of the industrial land near the Government Locks in Ballard has been submitted to the City of Seattle in order to allow more flexibility in development.

Ballard (19-10) This sub-area includes the historic district and downtown business center of Ballard. Sales of neighborhood commercial, industrial and multi-family zoned vacant parcels were represented during the outlined date parameters. There was a split zoned NC165/NC365 land sale which sold for \$75.63 per square foot. This sale of Wilson Ford, near the corner of Leary Way and NW Market Street, is considered to be a land sale because the site will be developed into two mixed-use projects. One MR-RC zoned parcel sold for \$85.00 per square foot and L2/L3 sites ranged from \$55.00 to \$75.00 per square foot.

Fremont (19-30) One commercial zoned tear down land sale occurred in this sub-area during the given date parameters. This sale is zoned NC2-40 and sold for \$65.00 per square foot. No vacant land sales occurred in Fremont. Much of the redevelopment in this area is done on leased land so land sales are limited. Due to the lack of recent commercially zoned land sales in this immediate neighborhood, market data from similar adjacent neighborhoods was drawn on to help formulate the land valuation model. Multifamily development continues to thrive. L2 and L3 tear down parcels had a sales price range per square foot of \$50.00 to \$85.00.

Greenwood/Aurora (19-40) This area includes the eastern portion of Greenwood, Phinney Ridge/Woodland Park, and the Aurora Avenue N corridor. Commercially zoned land sales on Aurora and N 85th Street ranged from \$34.00 to \$47.00 per square foot. Commercial zoned values tend to be lower if close to or on Aurora Avenue N. The Fairway motors sale is considered to be a land sale. The improvement adds no contribution to the overall market value. The Travelers III sale was purchased for the land value only. There was one teardown commercial zoned NC240 sale on Phinney Avenue N for \$81.00 per square foot. L3 tear down parcels had a sales price range per square foot of \$41.00 to \$80.00.

Crown Hill (19-50) This is the most northwestern neighborhood in area 19 and is primarily zoned multi-family. Commercially zoned properties are prevalent along 15th Avenue NW and on NW 85th Street. The sales prices for commercial land range from \$41.00 to \$56.00 per square foot. The Zestos Drive-In is considered to be a land sale. The improvement adds no contribution to the overall market value. Multifamily L2 and L3 land continues to sell and be redeveloped. The sales prices range from \$37.00 to \$68.00 per square foot.

Vacant Land Model:

The Sales Comparison approach to valuation was considered the most reliable and was utilized in the land valuation model. Values were estimated as a price per square foot. Location, zoning and development potential were the primary variables considered in the valuation process. The assessed land value for the 2003 assessment year for Area 19 was \$624,917,700. The recommended assessed land value for the 2004 assessment year (taxes payable in 2005) is \$679,120,500 which results in an average change from the 2003 assessment year of +8.67%. This increase in land values is intended to improve uniformity, assessment levels and reflect continuing demand for land in the North Seattle real estate market.

Zoning	19-10 Ballard	19-30 Fremont	19-40 Greenwood	19-50 Crown Hill
L2, L2RC, L3, L3RC, MR, MR-RC, MR-40, L3RC	\$50.00- \$60.00 Sq. Ft.	\$50.00- \$60.00 Sq. Ft.	\$45.00- \$60.00 Sq. Ft.	\$45.00- \$60.00 Sq. Ft.
C1-40, C1-65 C2-65, NC1-30, NC1-40, NC1-65, NC2-30, NC2-40, NC2-65, NC3-40, NC3-65, NC3-85	\$35.00- \$70.00 Sq. Ft.	\$35.00- \$70.00 Sq. Ft.	\$35.00- \$70.00 Sq. Ft.	\$35.00- \$70.00 Sq. Ft.
IG2U/65	\$30.00- \$35.00 Sq. Ft.	\$30.00 \$35.00 Sq. Ft.	N/A	N/A

Improved Parcel Total Values:

Sales comparison approach model description:

There were 37 improved sales in Area 19 that were considered to be fair market transactions. All sales were verified with a knowledgeable party when possible. Each sale was inspected and the recorded property characteristic adjusted when necessary. The resulting data was stratified according to use, location, age and size in order to establish appropriate ranges of price per square foot to use as guidelines.

Cost approach model description:

On those properties where a cost approach was done the Marshall & Swift Commercial Estimator was used. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

Cost calibration:

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall & Swift Valuation Service.

Income capitalization approach model description:

The income capitalization approach was considered for individual properties using economic rental rates taken from published sources and rental rate opinions from various Real Estate professionals active in specific areas. Rental surveys were also taken by each individual appraiser on specific properties. Expense ratios were estimated based on industry standards and familiarity of each areas operating expenses. Capitalization rates were determined by personal analysis of the sales in each area and industry averages.

The Income Approach was considered the most reliable method of valuation throughout area 19 and was facilitated when appropriate. Income tables were developed for all neighborhoods and applied to a variety of properties including, but not limited to, retail stores, service garages, offices, warehouses and industrial buildings. Net rents were used when possible. Vacancies rates in this area range from 5% to 12% depending on the area and property use. Some capitalization rates were adjusted from previous levels in response to the current real estate market.

Income approach calibration:

Income tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records.

Property Type	Typical Rent Range	Overall Rent Range	Expenses	Overall Capitalization Rate Range
Offices, Medical Offices, Veterinary Hospitals, Dental Clinics	\$10.00-\$18.00	\$8.00-\$22.00	10.00% - 20%	8.50% -9.50%
Retail, Barber, Bar/Taverns, Mini Mart, Restaurant	\$10.00-\$17.00	\$8.00-\$20.00	10.00%	8.50% -9.25%
Warehouses; Storage/ Distribution/ Food Stores, Light Industrial Basement Finished	\$6.00-\$8.00	\$4.00-\$11.00	10.00%	8.75% -9.00%
Offices; Mezzanine/ Warehouse/ Basement, Loft Health Club, Supermarket, Discount Store	\$6.00-\$8.00	\$3.00-\$11.00	10.00%	8.75% -9.00%
Service Repair Garages, Automotive Centers	\$8.00-\$11.00	\$7.00-\$16.00	10.00%	8.75% -9.00%
Equipment Building, Garage Storage, Sheds, Basement Parking	\$2.00-\$2.50	\$1.00-\$3.50	10.00%	9.00% -9.25%
Mini-Lubes	\$10.00-\$22.00	\$16.00-\$22.00	10.00%	8.75% -9.25%

Model Validation

Total Value Conclusions, Recommendations and Validation:

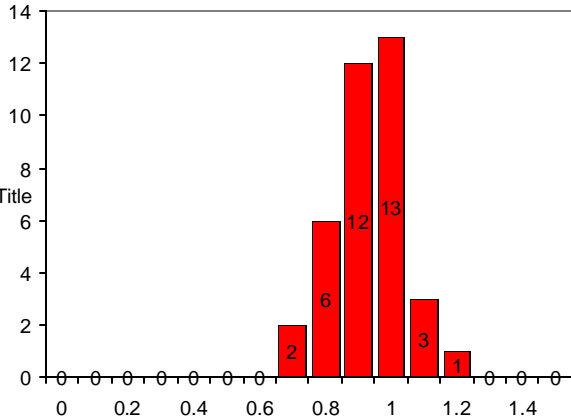
Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model, described above results in improved equity between individual properties, as shown by the improvement in the COV from 11.70% to 5.59% and the COD from 8.84% to 3.87%. This reflects a marked improvement from previous values. In addition, the resulting assessment level is 96.3% and falls within IAAO performance guidelines. These figures are presented in the 2003 and 2004 Ratio Analysis charts included in this report.

The total assessed value for the 2003 assessment year for Area 19 was \$954,197,700. The total recommended assessed value for the 2004 assessment year is \$1,013,349,900.

Application of these recommended values for the 2004 assessment year (taxes payable in 2005) results in a total change from the 2003 assessments of +6.20%. This increase is due in part to the strong demand for land to develop and previous assessment levels.

**Area 019 - Ballard, Fremont, Greenwood
2004 Assessment Year**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:		
North Crew	1/1/2003	3/10/2004	1/1/01 - 02/29/04		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
19	JLAV	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	37	<div><div>Ratio Frequency</div></div>			
Mean Assessed Value	523,300				
Mean Sales Price	590,000				
Standard Deviation AV	321,396				
Standard Deviation SP	340,200				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.886	<div>These figures reflect the ratio and dispersion of current improved market sales and present assessed values of commercial area 19.</div>			
Median Ratio	0.891				
Weighted Mean Ratio	0.887				
UNIFORMITY					
Lowest ratio	0.6636				
Highest ratio:	1.1308				
Coefficient of Dispersion	8.84%				
Standard Deviation	0.1037				
Coefficient of Variation	11.70%				
Price-related Differential	1.00				
RELIABILITY					
95% Confidence: Median					
Lower limit	0.866	<div>These figures reflect the ratio and dispersion of current improved market sales and present assessed values of commercial area 19.</div>			
Upper limit	0.936				
95% Confidence: Mean					
Lower limit	0.853				
Upper limit	0.919				
SAMPLE SIZE EVALUATION					
N (population size)	1020			<div>These figures reflect the ratio and dispersion of current improved market sales and present assessed values of commercial area 19.</div>	
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1037				
Recommended minimum:	17				
Actual sample size:	37				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	17				
# ratios above mean:	20				
z:	0.328797975				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

**Area 019 - Ballard, Fremont, Greenwood
2004 Assessment Year**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:
North Crew	1/1/2004	3/10/2004	1/1/01 - 02/29/04
Area	Appr ID:	Prop Type:	Trend used?: Y / N
19	JLAV	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	37		
Mean Assessed Value	568,000		
Mean Sales Price	590,000		
Standard Deviation AV	329,444		
Standard Deviation SP	340,200		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.963	<div>These figures reflect the ratio and dispersion of current improved market sales and future assessed values for commercial area 19.</div>	
Median Ratio	0.966		
Weighted Mean Ratio	0.963		
UNIFORMITY			
Lowest ratio	0.7954		
Highest ratio:	1.1308		
Coefficient of Dispersion	3.87%		
Standard Deviation	0.0538		
Coefficient of Variation	5.59%		
Price-related Differential	1.00		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.946		
Upper limit	0.982		
95% Confidence: Mean			
Lower limit	0.946		
Upper limit	0.980		
SAMPLE SIZE EVALUATION			
N (population size)	1020		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.0538		
Recommended minimum:	5		
Actual sample size:	37		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	18		
# ratios above mean:	19		
z:	0		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Improvement Sales for Area 019 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Remarks
019	010	276770	0445	10,560	1913681	\$1,600,815	09/30/02	\$151.59	THE FORUM OFFICE BLDG	NC365'	1	office w/bsmnt parking
019	010	276770	0715	4,000	1840166	\$816,000	08/13/01	\$204.00	BALLARD MEDICAL & DENTAL CLINIC	NC385'	1	office medical w/parking
019	010	276770	0815	4,750	1808850	\$525,000	03/23/01	\$110.53	EVES FLOWERS & POR FURNITURE	NC385'	1	retail
019	010	276770	1880	3,642	1908297	\$288,000	08/30/02	\$79.08	EXHAUST SPECIALTIES	IG2U/65	1	equipment shop building
019	010	276770	2220	10,180	1847553	\$1,098,725	10/16/01	\$107.93	ANDERSON REFRIGERATION-MARINE	IG2U/65	2	warehouse storage/apartment
019	010	276770	2270	8,686	1996837	\$655,000	10/21/03	\$75.41	WAREHOUSE/INDUSTRIAL BUILDINGS	IG2U/65	1	warehouse /industrial buildings
019	010	276770	2340	6,419	1999078	\$833,000	10/29/03	\$129.77	AMERICAN PIONEER	C165'	1	office/storage warehouse
019	010	276770	2480	3,344	1889456	\$550,000	05/29/02	\$164.47	BALLARD MILL PROPERTIES	IG2U/65	1	office building
019	010	276770	2830	1,520	1808133	\$275,000	03/22/01	\$180.92	BALLARD TRAVEL	NC365P1	1	retail/office
019	010	276770	2855	9,920	1895623	\$1,100,000	06/12/02	\$110.89	THAIKU RESTAURANT	NC265'	1	restaurant/apartment
019	010	276770	3160	4,750	1907280	\$680,000	08/29/02	\$143.16	CONOR BYRNE	NC365'	1	restaurant/office
019	010	276770	3160	4,750	2009696	\$800,000	12/19/03	\$307.69	TAVERN/LOUNGE	NC365'	1	restaurant/office
019	030	193130	0905	3,200	1921061	\$260,000	10/07/02	\$81.25	OFFICE/WAREHOUSE	C140	1	office/warehouse showroom
019	030	197220	3450	5,280	1880904	\$600,000	04/05/02	\$113.64	COAST BRUSH MFG	IG2U/65	1	industrial/office
019	030	569350	0400	2,112	1830248	\$500,000	07/05/01	\$236.74	SWIFTWATER	NC240'	2	retail free standing
019	030	569350	0400	2,112	2002499	\$598,000	11/17/03	\$283.14	SWIFTWATER	NC240'	2	retail free standing
019	030	569450	0565	8,015	1811191	\$1,150,000	04/05/01	\$143.48	CONSUMER CREDIT COUNSELING	C140'	1	office building
019	030	952110	0970	3,000	2005470	\$422,500	11/26/03	\$140.83	TRIPLEX CASCADE CONSTRUCTION CO	C140	1	mix-use office/multiple residence
019	040	291920	1010	2,995	1795567	\$321,000	01/04/01	\$107.18	APT & RETAIL	NC240'	1	retail/apartment/storage warehouse
019	040	336390	0216	6,687	1988122	\$799,650	09/12/03	\$119.58	RETAIL/5 RES UNITS	NC240'	1	mix-use retail/multiple residence
019	040	379700	0785	6,000	1928232	\$765,500	12/11/02	\$127.58	OTHER RETAIL	NC340'	1	retail

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Remarks
019	040	379700	1305	2,412	1857383	\$257,000	12/12/01	\$106.55	MARIA'S BEAUTY SHOP	NC340'	1	retail
019	040	379700	1305	2,412	1941626	\$325,000	02/25/03	\$134.74	MARIA'S BEAUTY SHOP	NC340'	1	retail
019	040	379700	2115	1,666	2002093	\$329,000	11/13/03	\$197.48	ALBERT W FELTS ACCOUNTANT	NC340'	1	mix-use retail/multiple residence
019	040	379700	2120	2,700	1964081	\$315,000	05/21/03	\$116.67	OFFICE & APT & RES.	NC340'	1	office/apartment
019	040	379700	2305	2,534	1992114	\$280,000	09/25/03	\$110.50	CAMERA SHOW	NC340'	1	retail/apartment
019	040	379700	2315	1,978	1986351	\$255,000	09/02/03	\$128.92	BEAUTY SHOP & APT	NC340'	1	retail/apartment
019	040	643000	0191	1,630	1863293	\$325,000	01/15/02	\$199.39	GREEN LAKE DENTISTRY	C140'	1	office medical
019	040	643050	0342	4,048	1929198	\$710,000	12/19/02	\$175.40	MACPHERSONS REAL ESTATE OFFICE	NC240'	1	office
019	040	643150	0261	11,205	1847994	\$1,250,000	10/19/01	\$111.56	LITHO CRAFT INC	NC340	1	office/industrial light
019	050	046100	2730	3,147	1898866	\$450,000	07/19/02	\$142.99	ERICKSON TAX SERVICE	NC240'	1	office/low rise/garage storage
019	050	046100	2780	840	1804022	\$207,500	02/08/01	\$247.02	COLORWORKS	NC240'	1	barber shop/storage warehouse
019	050	094500	0630	2,436	1873301	\$300,000	03/13/02	\$123.15	FRAME PLUS & SFR	NC240'	1	office open/office building
019	050	094600	0320	2,657	1942051	\$310,000	02/26/03	\$116.67	FIRST PRICE CLEANERS	L-3	1	laundromat
019	050	277660	0117	2,204	1908362	\$380,000	09/05/02	\$172.41	SMALL OFFICE BUILDING	NC240'	1	office building
019	050	305270	0090	4,500	1984676	\$450,000	08/28/03	\$100.00	TRANSMISSION SHOP	NC240'	1	garage service/garage repair
019	050	349130	0112	9,170	1937397	\$1,050,000	01/27/03	\$114.50	RIDLOW PET STORE	NC240'	2	retail free standing

Additional Vacant Land Sales

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.
019	010	276760	4805	10,000	1839293	\$850,000	08/27/01	\$85.00	VACANT LAND	MRRC	1
019	010	276770	0050	10,000	1991079	\$750,000	08/27/03	\$75.00	VACANT LAND	NC365	1
019	010	276770	3535	114,377	1891834	\$8,650,000	06/13/02	\$75.63	WILSON FORD TEARDOWN	NC2-65	6
019	010	867340	0180	4,700	1829923	\$260,000	07/13/01	\$55.32	TEARDOWN-VACANT LAND	L3	1
019	030	569350	0445	6,761	1970655	\$575,000	06/27/03	\$85.05	APARTMENT/TEARDOWN LAND SALE	L3RC	1
019	040	091700	0140	11,590	1800487	\$500,000	02/06/01	\$43.14	BAKKER'S BETTER IMPORTS	C1-40	1
019	040	099300	0565	8,875	1895601	\$400,000	06/13/02	\$45.07	TRAVELERS III	C165'	1
019	040	643000	0005	6,049	1933588	\$275,000	01/10/03	\$45.46	FAIRWAY MOTORS	C140'	1
019	040	643150	0311	32,598	1845642	\$1,125,000	10/05/01	\$34.51	VACANT LAND-TEARDOWN	NC340	2
019	040	952310	0715	10,200	1850776	\$820,000	10/30/01	\$80.39	TEARDOWN-VACANT LAND	L3	3
019	050	094500	0640	4,700	1849511	\$235,000	10/25/01	\$50.00	TEARDOWN-DUPLEX	NC240	1
019	050	094500	0650	4,700	1849513	\$215,000	10/25/01	\$45.74	TEARDOWNS-TAVERN AND CABIN	NC240	1
019	050	094500	0670	14,100	1840704	\$795,000	09/07/01	\$56.38	TEARDOWN-LAND SALE	NC240	3
019	050	276760	0610	15,000	1883129	\$775,000	04/26/02	\$51.67	ZESTOS DRIVE INN	NC340	1
019	050	291920	0005	12,941	1844549	\$540,000	09/21/01	\$41.73	NORTHLAKE TRUCK & AUTO REPAIR	NC240'	1
019	050	291920	0060	16,630	1861032	\$947,800	12/28/01	\$56.99	WINCHELL'S DONUT HOUSE	NC240'	1